



**BARRIE D. COATE
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Horticultural Consultants
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ATTACHMENT H

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**EVALUATION OF TREES FOR
CLASSIC COMMUNITIES
444 SOUTH TAAFFE STREET
SUNNYVALE**

**Prepared at the request of:
Justin Mozart
Peninsula Communities
1068 E. Meadow Circle
Palo Alto, CA 94303**

**Prepared by:
Michael L. Bench
Consulting Arborist
November 22nd, 2005**

Job # 11-05-260

EVALUATION OF TREES FOR CLASSIC COMMUNITIES, 444 SOUTH TAAFFE STREET, SUNNYVALE

Assignment

I was asked by Justin Mozart, Classic Communities, to evaluate the existing trees located at 444 South Taaffe Street, Sunnyvale, California.

A survey of the trees at this site was done on November 22, 2005.

Currently there is no plan available for this site. I have prepared a simple sketch of the relationships between the existing trees and the existing hardscape features.

Summary

A total of 11 trees are included in this survey. Of these 11 trees, 8 are located on this property, and 3 are located on adjacent properties.

All of the 11 trees are identified and given a condition rating. Some trees and/or circumstances concerning them are briefly described.

The trees at this site protected by City of Sunnyvale regulation are Trees # 1, 2, 3, 4, 5, and 7.

The plans of the proposed project are not available as the time of this evaluation. However, it appears that Trees # 1-8 would be removed because of their locations in the interior of the property.

As required by the City of Sunnyvale, the values of the trees are assessed according to ISA (International Society of Arboriculture) standards. The total assessed value of all 11 trees is \$ 39,800. The value of individual trees is noted in the text.

Observations

There are 11 trees included in this tree survey. Of these 11 trees, 8 are located on this site and 3 are located on neighboring properties. The attached sketch shows the approximate locations of all trees and their approximate canopy size. Metallic labels have been affixed to only the trees that are located on this property for field reference. No labels were affixed to the trees on the neighboring properties.

The particulars about these trees (species, trunk diameter, height, spread, and structure) are included in the attachments that follow this text.

The 11 trees are classified as follows:

- Tree # 1 – Honey locust (*Gleditsia triacanthos*)
- Trees # 2, 3 – American sweet gum (*Liquidambar styraciflua*)
- Trees # 4, 5 – Hollywood juniper (*Juniperus chinensis* 'Kaizuka')
- Tree # 6 – Saucer magnolia (*Magnolia soulangiana*)
- Tree # 7 – Southern magnolia (*Magnolia grandiflora*)
- Tree # 8 – Japanese privet (*Ligustrum japonicum*)
- Tree # 9 – Japanese Loquat (*Eriobotrya japonica*)
- Trees # 10, 11 – Aristocrat pear (*Pyrus calleryana* 'Aristocrat')

EVALUATION OF TREES FOR CLASSIC COMMUNITIES, 444 SOUTH TAAFFE STREET, SUNNYVALE

The health and structure of each specimen is rated on a scale of 1-5 (Excellent - Extremely poor) on the data sheets attached to this text. Based on these health and structure ratings combined, I have given each tree an overall condition rating as follows:

Excellent Specimens	Good Specimens	Fair Specimens	Poor Specimens	Extremely Poor Specimens
4, 5, 7, 9	1, 2, 3, 6,		8	
	10, 11			

Trees Protected by City of Sunnyvale Regulation

The City of Sunnyvale Municipal Code, Section 19.94.030, (3), (4), defines a "protected tree" as "a tree of significant size. "Significant size means a tree thirty-eight inches or greater in circumference (12 inches in diameter) measured four feet above ground for single trunk trees. For multi-trunk trees, significant size means a tree which has at least one trunk with a circumference thirty-eight inches or greater measured four feet above ground level, or in which the measurements of the circumferences of each of the multi-trunks, when measured four feet above ground level, added together equal an overall circumference one hundred thirteen inches (36 inches in diameter) or greater."

The trees at this site protected by City of Sunnyvale regulation are Trees # 1, 2, 3, 4, 5, and 7.

Risks to Trees by Proposed Construction

The trees at this site would likely be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems, may include the trenching across the root zones for utilities or for landscape irrigation, or may include construction traffic across the root system resulting in soil compaction and root die back.

If any underground utilities are to be replaced or upgraded, it will be essential that the location of trenches be planned prior to construction and those locations are shown on plans, and that the trenches be dug at the locations shown on the plans.

The plans of the proposed project are not available at the time of this evaluation. However, due to the nature of this project (high density housing), it appears that all 8 trees on this site would be removed.

Value Assessment

As required by the City of Sunnyvale, calculations of value of the trees at this project are addressed according to ISA (International Society of Arboriculture) standards, 9th Edition, Trunk formula method.

The method used for the appraisal of the 11 trees at this site is the Trunk Formula Method, in accordance with the International Society of Arboriculture (ISA), Guide for

EVALUATION OF TREES FOR CLASSIC COMMUNITIES, 444 SOUTH TAAFFE STREET, SUNNYVALE

Plant Appraisal, 9th Edition. Also, the ISA Western Chapter Species Classification Guide is used to provide other modifiers. The trunk formula worksheet made available by the ISA is used to complete the appraisals of Tree # 1 as example of this method. However, in the interest of economy, I have applied the trunk formula method to a spreadsheet for the calculation of the balance of the 11 trees. This spreadsheet contains all of the steps required by the trunk formula method to achieve the same calculations that would be achieved by the individual worksheet form.

The values of the trees as calculated by this method are as follows:

Tree # 1 - \$ 2,840

Tree # 2 - \$ 3,040

Tree # 3 - \$ 2,690

Tree # 4 - \$ 7,600

Tree # 5 - \$ 5,600

Tree # 6 - \$ 4,060

Tree # 7 - \$ 6,900

Tree # 8 - \$ 370

\$ 33,100 Sub-Total of trees located on this property

Tree # 9 - \$ 1,020

Tree # 10 - \$ 2,840

Tree # 11 - \$ 2,840

\$ 6,700 Sub-Total of trees located on neighboring properties

\$ 39,800 Total assessed value of all 11 trees

Respectfully submitted,



Michael L. Bench, Associate



Barrie D. Coate, Principal

MLB/sh

Enclosures:

Assumptions and Limiting Conditions

Sketch

Value Chart

Trunk Formula Method

Tree Chart



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ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

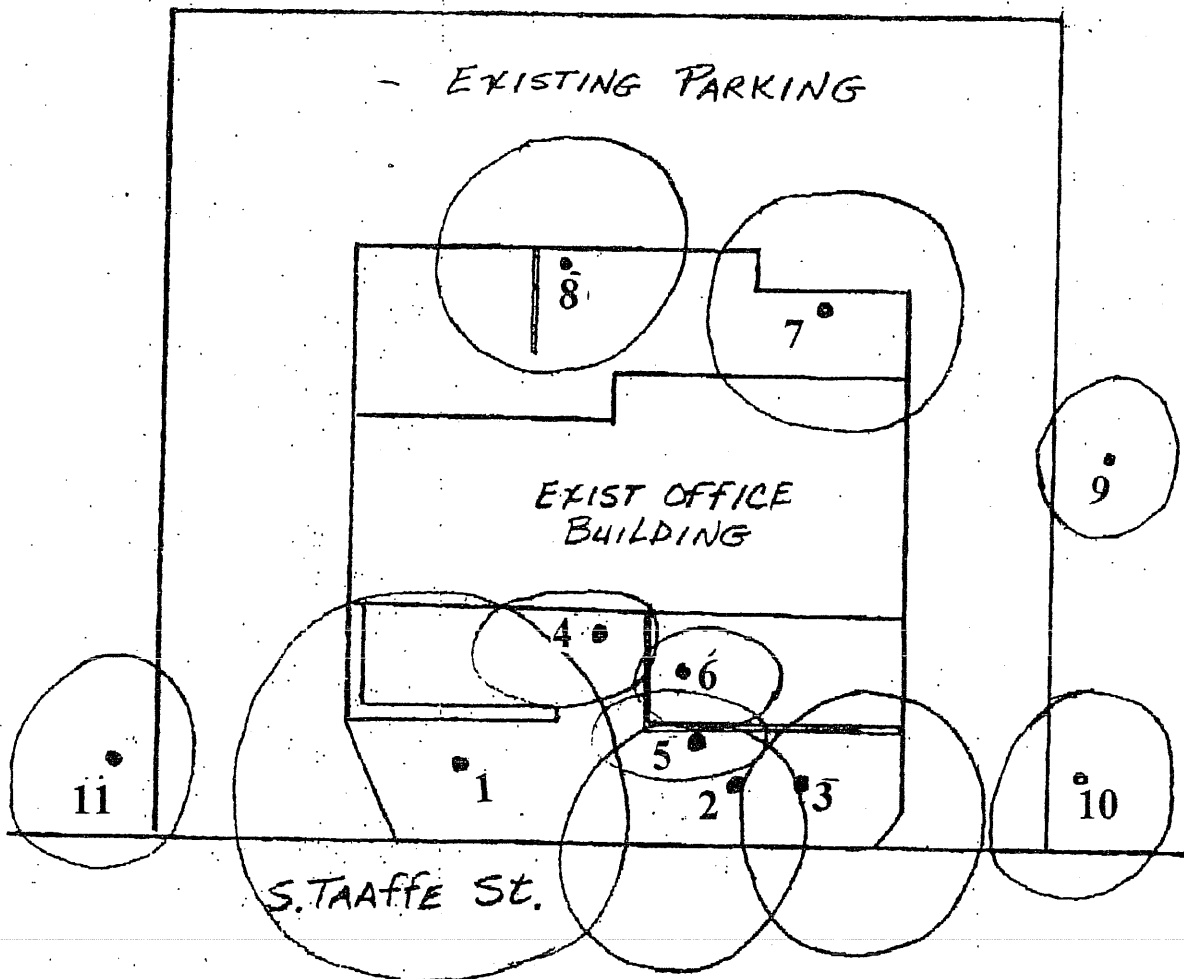
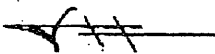
Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.


Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Barrie D. Coate

Barrie D. Coate
ISA Certified Arborist
Horticultural Consultant

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<p>HORTICULTURAL CONSULTANTS CONSULTING ARBORISTS</p>  <p>BARRIE D. COATE and ASSOCIATES (408) 353-1052 23535 Summit Road Los Gatos, CA 95030</p>	Evaluation of trees at Classic Communities	
	444 S. Taaffe Street, Sunnyvale	
	Requested by: Justin Mozart, Peninsula Communities	
	Prepared by: Michael L. Bench, Consulting Arborist	
<p>Tree numbers correspond to evaluation charts. All dimensions and tree locations are approximate.</p>	Date: November 22 nd , 2005	Job # 11-05-260
	<p>This logo is attached to a plan done by another professional. The presence of this logo is not for the purpose of claiming credit for the plan but merely to add horticultural or arboricultural information to a plan prepared by others.</p>	

Classic Communities
444 Taaffe Street, Sunnyvale
Job # 11-05-260

Tree #	Species	DBH	IN²	Replac. IN²	Price IN²	Replace- ment	Basic Value	Species %	Cond. %	Locat. %	Value (EA.)	Quantity	\$ Extended
1	Gleditsia triacanthos	13	133	9.62	\$56.50	\$1,805	\$8,776	50	90	72	\$2,840	1	\$2,840
2	Liquidambar styraciflua	15	177	9.62	\$56.50	\$1,805	\$11,262	50	75	72	\$3,040	1	\$3,040
3	Liquidambar styraciflua	14	154	9.62	\$56.50	\$1,805	\$9,962	50	75	72	\$2,690	1	\$2,690
4	Juniperus chinensis 'Kaizuka'	19,11,10	372	14.6	\$37.00	\$1,805	\$15,029	70	100	72	\$7,600	1	\$7,600
5	Juniperus chinensis 'Kaizuka'	17,6,6,4,3	265	14.6	\$37.00	\$1,805	\$11,070	70	100	72	\$5,600	1	\$5,600
6	Magnolia soulangiana	8,8,6,4,4	101	9.62	\$56.50	\$1,805	\$6,968	90	90	72	\$4,060	1	\$4,060
7	Magnolia grandiflora	18	254	14.6	\$37.00	\$1,805	\$10,663	90	100	72	\$6,900	1	\$6,900
8	Ligustrum japonicum	9,8,7,6	122	14.6	\$37.00	\$1,805	\$5,779	30	30	72	\$370	1	\$370
9	Eriobotrya japonica	6	28	9.62	\$56.50	\$1,805	\$2,843	50	100	72	\$1,020	1	\$1,020
10	Pyrus calleryana 'Aristocrat'	9	64	9.62	\$56.50	\$1,805	\$4,877	90	90	72	\$2,840	1	\$2,840
11	Pyrus calleryana 'Aristocrat'	9	64	9.62	\$56.50	\$1,805	\$4,877	90	90	72	\$2,840	1	\$2,840
													\$39,800


Trunk Formula Method
9th Edition, Guide for Plant Appraisal
for Trees Less Than 30" diameter

Owner of Property (tree): Classic Communities	
Location: 444 S. Taaffe Street, Sunnyvale	
Date of Appraisal: November 22nd, 2005	Date of Failure: n/a
Appraisal Prepared for: Justin Mozart	
Appraisal Prepared by: Michael L. Bench	
<i>Field Observations of Subject Tree</i>	
1. Species: Honey Locust (<i>Gleditsia triacanthos</i>) Tree # 1	
2. Condition: Good (90%)	
3. Trunk Diameter, Inches: 13	
4. Location Value %: Site <u>70</u> % + Contribution <u>75</u> % + Placement <u>70</u> % = <u>215</u> ÷ 3 = <u>72</u> %	
<i>Regional Plant Appraisal Committee Information</i>	
5. Species Rating: <u>70</u> %	
6. Replacement Tree Size (sq. inches) TAR: <u>9.62</u> in.	
7. Replacement Tree Cost: \$ 902.50	
8. Installation Cost: \$ 902.50	
9. Installed Tree Cost (# 7 + # 8): \$1,805.00	
10. Unit Tree Species Cost (per sq. inches): \$ <u>56.50</u> per in ²	
<i>Calculations Using Field and Regional Committee Information</i>	
11. Appraised Trunk Area Trunk Diameter, Squared (#3) x 785 = <u>133</u> sq. in.	
12. Appraised Tree Trunk Increase (TA _{INCR}) = TA _A <u>133</u> in. (#11) - TA _R <u>9.62</u> sq. in. (#6) = <u>123.38</u> sq. in.	
13. Basic Tree Cost: (TA _{INCR}) (#12) <u>123.38</u> sq. in. x UTC (#10) \$56.50 per sq. in. + Installed Tree Cost (# 9) \$ <u>1,805</u> = \$ <u>8,776</u>	
14. Appraised Value: Basic Tree Cost (#13) \$ <u>8,776</u> x Species (#5) <u>50</u> % x Condition (#2) <u>90</u> % x Location (#4) <u>72</u> % = \$ <u>2,843</u>	
15. Round to nearest \$100 (\$5,000+) or \$10 (less than \$5,000) = \$ <u>2,840</u>	



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<div><div>BARRIE D. COATE and ASSOCIATES (408) 353-1052 23535 Summit Road Los Gatos, CA 95030</div></div>		Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems					Recommend		Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	RECOMMEND REMOVAL	REMOVAL PRIORITY (1-3)	HERITAGE TREE?	PROTECTED TREE?
Tree #	Plant Name																													
1	Honey Locust <i>Gleditsia triacanthos</i>	13				20	35	1	2																					
2	American Sweet Gum <i>Liquidambar styraciflua</i>	15				40	35	1	3																					
3	American Sweet Gum	14				40	35	1	3																					
4	Hollywood Juniper <i>Juniperus chinensis 'Kaizuka'</i>	19	√	11	10	30	30	1	1																					
5	Hollywood Juniper	17	√	6	4/3	30	30	1	1																					
6	Saucer Magnolia <i>Magnolia soulangiana</i>	8	√	8	4/4	15	20	1	2																					
7	Southern Magnolia <i>Magnolia grandiflora</i>	18				20	35	1	1																					
8	Japanese privet <i>Ligustrum japonicum</i>	9	√	8	7/6	25	30	4	2																					
9	Liquat <i>Eriobotria japonica</i>	6				15	20	1	1																					
10	Aristocrat Pear <i>Pyrus calleryana 'Aristocrat'</i>	9				30	25	1	2																					
11	Aristocrat Pear	9				20	25	1	2																					

Job Name: Classic Communities, 444 S. Taaffe Street, Sunnyvale
Job #: 11-05-260
Date: November 28th, 2005

1 = Best, 5 = W